

07/2016 JW



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STATE OF DELAWARE
COUNCIL ON REAL ESTATE APPRAISERS

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PUBLIC MEETING MINUTES:	COUNCIL ON REAL ESTATE APPRAISERS
MEETING DATE AND TIME:	Tuesday, July 19, 2016 at 9:30 a.m.
PLACE:	Division of Professional Regulation 861 Silver Lake Blvd., Conference Room A Cannon Bldg., Dover, Delaware 19904
MINUTES FOR APPROVAL:	September 20, 2016

MEMBERS PRESENT

Lynn Baker, Professional Member, Chair
Douglas Nickel, Professional Member, Vice-Chair
Georgianna Trietley, Professional Member.
Earl Timmons, Professional Member
Christopher Schneider, Professional Member
Kevin Gillis, Banking Member
Mark Rainford, Public Member
Patricia Ennis, Public Member
Denise Stokes, Public Member

MEMBERS ABSENT

There were no members absent.

DIVISION STAFF/DEPUTY ATTORNEY GENERAL PRESENT

Jennifer Witte, Administrative Specialist II
Kevin Maloney, Deputy Attorney General

OTHERS PRESENT

Doug Sensabaugh
Sheila Ross
Beverly Wilson
Denny Hardman

CALL TO ORDER

Mr. Baker called the meeting to order at 9:38 a.m.

REVIEW OF MINUTES

A motion was made by Ms. Trietley, seconded by Ms. Ennis, to approve the minutes from the June 21, 2016 meeting as presented. The motion was unanimously carried.

UNFINISHED BUSINESS

Review List of Crimes Substantially Related to the Council on Real Estate Appraisers

After a brief re-review of the reason the list of crimes substantially related to the Council on Real Estate Appraisers was being updated, Mr. Maloney stated that he will have a draft of the proposed changes to the list ready for the Council to review at the September meeting.

NEW BUSINESS

Ratify Real Estate Certified General Appraiser Applications – Reciprocity

A motion was made by Mr. Nickel, seconded by Ms. Ennis, to approve the ratified applications of Samuel McClure, Geoffrey Anderson, Timothy Golden, Jr., Andrew Gulden and Suzanne Hawkins. The motion was unanimously carried.

A motion was made by Mr. Nickel, seconded by Ms. Ennis, to amend the agenda to add item IV. B. 9 to the review of the continuing education activities. The motion was unanimously carried.

Review of Continuing Education Activities

After review, a motion was made by Mr. Baker, seconded by Mr. Timmons, to approve the following continuing education activities as presented:

McKissock

Introduction to Expert Witness Testimony for Appraisers – To Do or Not To Do, 4 hours CE (classroom)

Workfile Documentation for Appraisers, 4 hours CE (classroom)

A Review of Disciplinary Cases: How to Avoid a Visit with the Licensing Board, 3 hours CE (classroom)

Philadelphia Metro Appraisal Institute

Regional Market Overview and Outlook, 2 hours CE (classroom)

ASFMRA

Best in Business Ethics, 3 hours CE (classroom)

Allterra Group, LLC.

Best Appraisal Practices, 5 hours CE (classroom)

OREP Education Network

FHA Appraisal Standards, 7 hours CE (online)

Delaware Association of Appraisers, Inc.

Data vs. Analysis, 4 hours CE (classroom)

Maryland Association of Assessors/Appraisers

76 MAAO/NRAAO 52nd Educational Conference, 31 hours CE (classroom)

The motion was carried by Mr. Nickel, Mr. Schneider, Mr. Gillis, Mr. Rainford, Ms. Ennis and Ms. Stokes. Ms. Trietley recused herself.

Ratify Temporary Practice Permit Applications

A motion was made by Ms. Trietley, seconded by Mr. Timmons, to approve the ratified temporary practice permit applications of Joel Leitner, Wade Collins, Glenn Griffin, Daniel Knezevich, Edward Karabedian, Bruce Jones and Sean Monighan. The motion was unanimously carried.

Ratify Appraisal management Company Registration Applications

A motion was made by Mr. Baker, seconded by Mr. Nickel, to approve the ratified application of Exos Valuations, LLC. The motion was unanimously carried.

Review of Appraisal Management Company Registration Applications

After review, a motion was made by Ms. Trietley, seconded by Mr. Schneider, to approve the appraisal management company registration application of Karis Management Group. The motion was unanimously carried.

Review of Certified Residential Appraiser Applications by Examination

After review, a motion was made by Mr. Nickel, seconded by Mr. Timmons, to approve Christopher Barrett to sit for the examination contingent upon approval of requested work samples to be reviewed by Ms. Trietley.

CORRESPONDENCE

The Council received a question via email regarding a Delaware Certified Residential Appraiser being able to cosign on a commercial real property appraisal report with a Delaware Certified General Real Property Appraiser or would a trainee license be required to cosign on the report. The Council was in agreement that they are not at liberty to offer an advisory opinion his question cannot be answered as the rules and regulations are currently written and this subject will need to be looked at further at the September meeting.

OTHER BUSINESS BEFORE THE COUNCIL

Mr. Baker, because the situation came up during review of the post-renewal audits, inquired on the acceptance of courses submitted by licensees as acceptable continuing education that have been taken and approved by surrounding states. Mr. Maloney stated that per 2.5.12 of the Council's Rules and Regulations "Courses must be approved by the Council to qualify as continuing education. Either the provider or the appraiser must apply to the Council for approval using a form approved by the Council. Applicants seeking pre-approval must submit all required documentation 60 days before the scheduled offering."

Mr. Timmons asked for some clarification on appraisal reviews and if the person performing the review, but not necessarily providing a value, have to hold a Delaware license. Mr. Maloney referred the Council to both 4002 and 4019(a) of the statute defining both an appraisal and an appraisal review and stated that he feels that that the appraisal review should be completed by a licensed appraiser.

PUBLIC COMMENT

Beverly Wilson, with the Delaware Association of Appraisers, approached the Council by welcoming the newest members to the Council. She advised she recently attended the Network of State Organizations where 24 state associations and their presidents discussed several profession-related issues including the lack of appraisers being licensed and the future shortage of appraisers. She added that the American Society of Appraisers put out a "White Paper on the Federal Banking Agencies' Arbitrary and Capricious Efforts to Exempt the Vast Majority of Federal Real Estate Related Financial Transactions from the Title XI of FIRREA's Appraisal Reforms" and briefly summarized it.

NEXT MEETING

The next meeting will be September 20, 2016 at 9:30 a.m. in Conference Room A.

ADJOURNMENT

There being no further business, a motion was made by Mr. Nickel, seconded by Ms. Trietley, to adjourn the meeting at 10:41 a.m. The motion unanimously carried.

Respectfully submitted,

Jennifer L. Witte

Administrative Specialist II